

**111 Lincoln Street
Verona, WI 53593-1520
(608) 848-9941**

***NOTE: Administrative filing fees are due at the time an application is filed with the City and are not refundable. In addition to the Administrative fees, City staff time (City Engineer and City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.**

May 12, 2016

Corporate Headquarters/Distribution Facility

Lot 6 Liberty Drive, Liberty Business Park

Verona, Wisconsin 53593

Commercial

Liberty Development Corp.

Whaleen Investments, LLC

c/o Michael S. Green, One S. Pinckney

5822 Windsona Circle

Madison, Wisconsin 53703

Fitchburg, Wisconsin 53711

608-257-7482

608-278-1334

msgreen@michaelbest.com

david.reinke@lbrty.com

Signature:

CORPORATE HEADQUARTERS/DISTRIBUTION FACILITY
Lot 6 Liberty Drive, Liberty Business Park
Verona, Wisconsin 53593
May 12, 2016
Project Description and Team

Project Description

The project is a two-story corporate office headquarters. There is a one-story, 54,000 square foot distribution warehouse and a two-story, 10,800 square foot office facility. The office facility will include the offices for the developers of Liberty Park. The offices front on Liberty Drive with a view of the park and stormwater/park area. The loading areas are screened toward the rear.

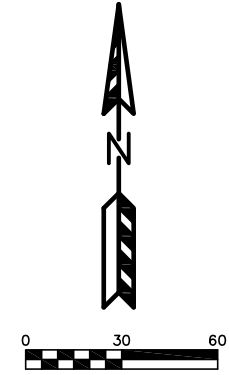
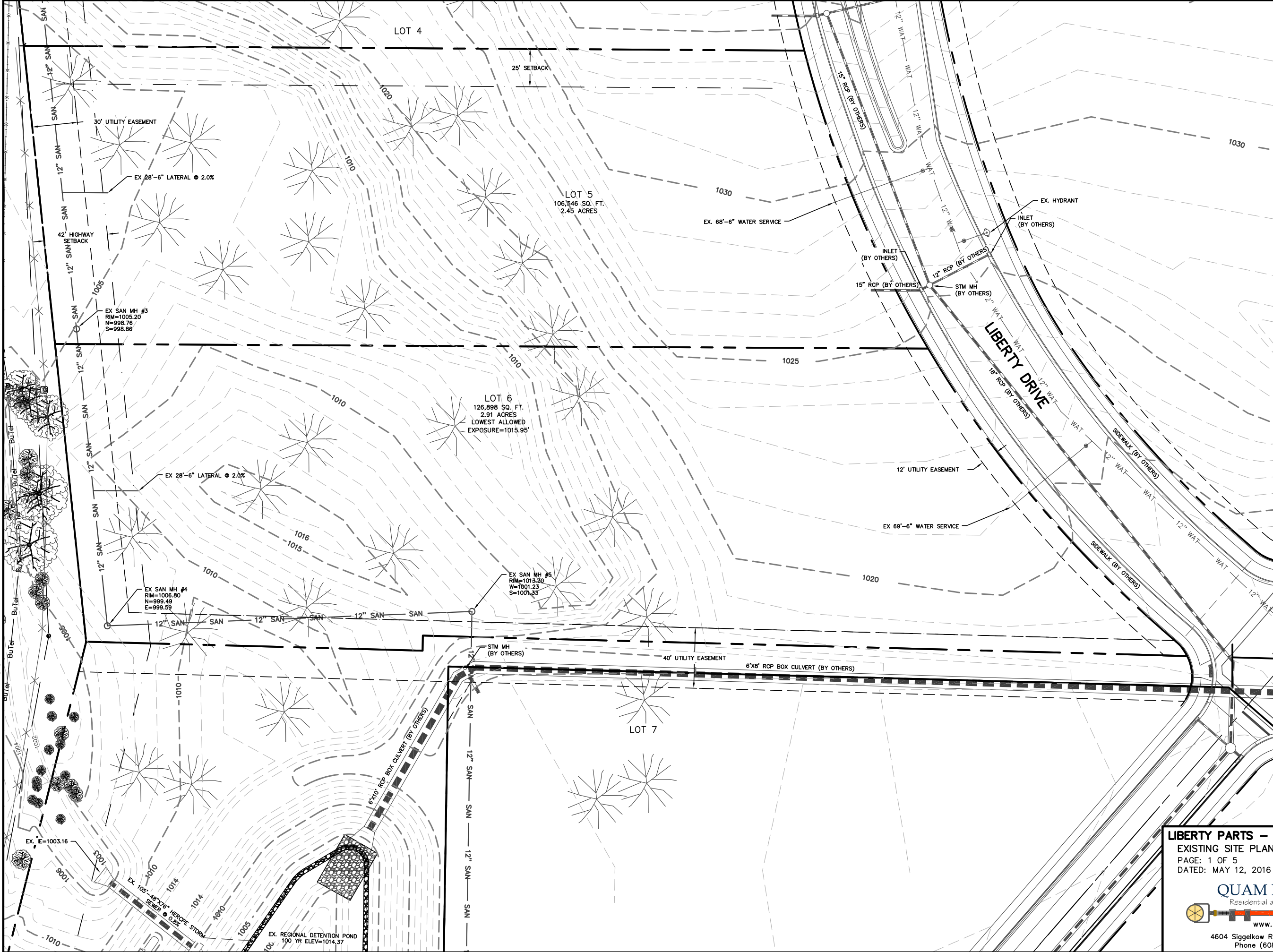
Project Team

1. Owner/Developer: Whaleen Investments, LLC
5822 Windsona Circle
Fitchburg, Wisconsin 53711
David Reinke
2. Architect: Dimension IV – Madison, LLC
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
Jerry Bourquin, AIA
3. Civil Engineers: Quam Engineering
4604 Siggelkow Road
McFarland, Wisconsin 53558
Ryan Quam
4. Landscape Architect: Paul Skidmore
13 Red Maple Trail
Madison, Wisconsin 53717
5. Contractor: KSW Construction Corporation
807 Liberty Drive, Suite 106
Verona, Wisconsin 53593
Dean Slaby

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

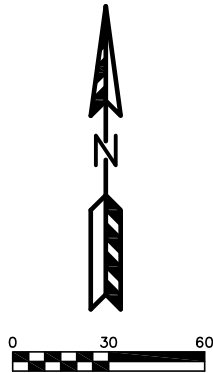
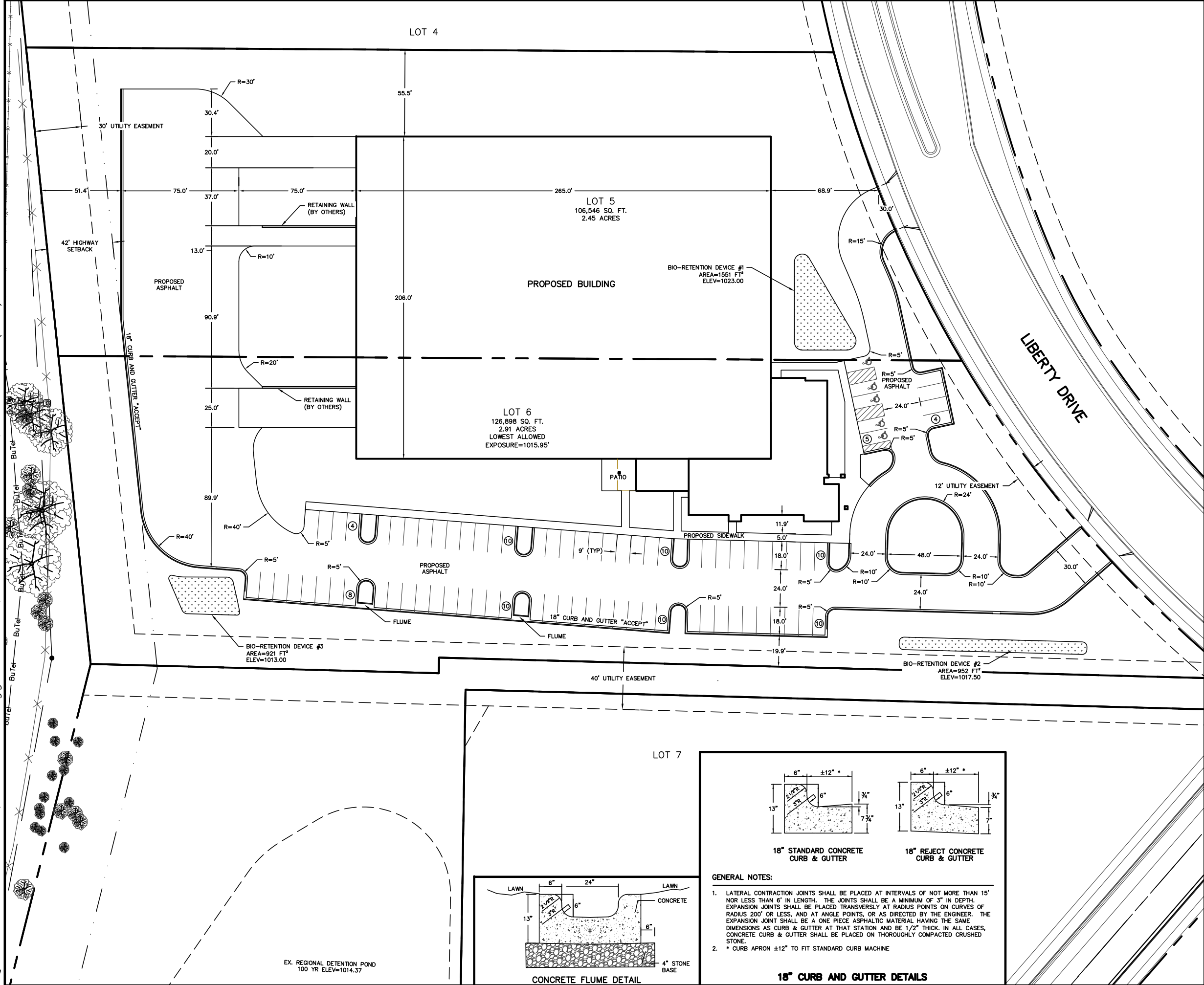
p 608.829.4444

f 608.829.4445



LIBERTY PARTS - LOTS 5-6
EXISTING SITE PLAN
PAGE: 1 OF 5
DATED: MAY 12, 2016

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



HANDICAP ACCESSIBLE SIGN DETAIL

NOTE:
SIDEWALK LAYOUT CONCEPTUAL. ACTUAL LAYOUT BASED ON BUILDING OCCUPANT NEEDS.

SITE INFORMATION BLOCK

Site Address	LOTS 5-6 - LIBERTY PARTS	
Site acreage (total)	5.36 ACRES	
Current Zoning	SC	
Number of Parking stalls:		
	SHOWN	
Car	76	
Accessible	5	
Total	81	
Surface Coverage:		
Impervious	3.12 Acres	
Pervious	2.24 Acres	
Total	5.36 Acres	
Impervious Percentage	58%	

SITE PLAN NOTES:

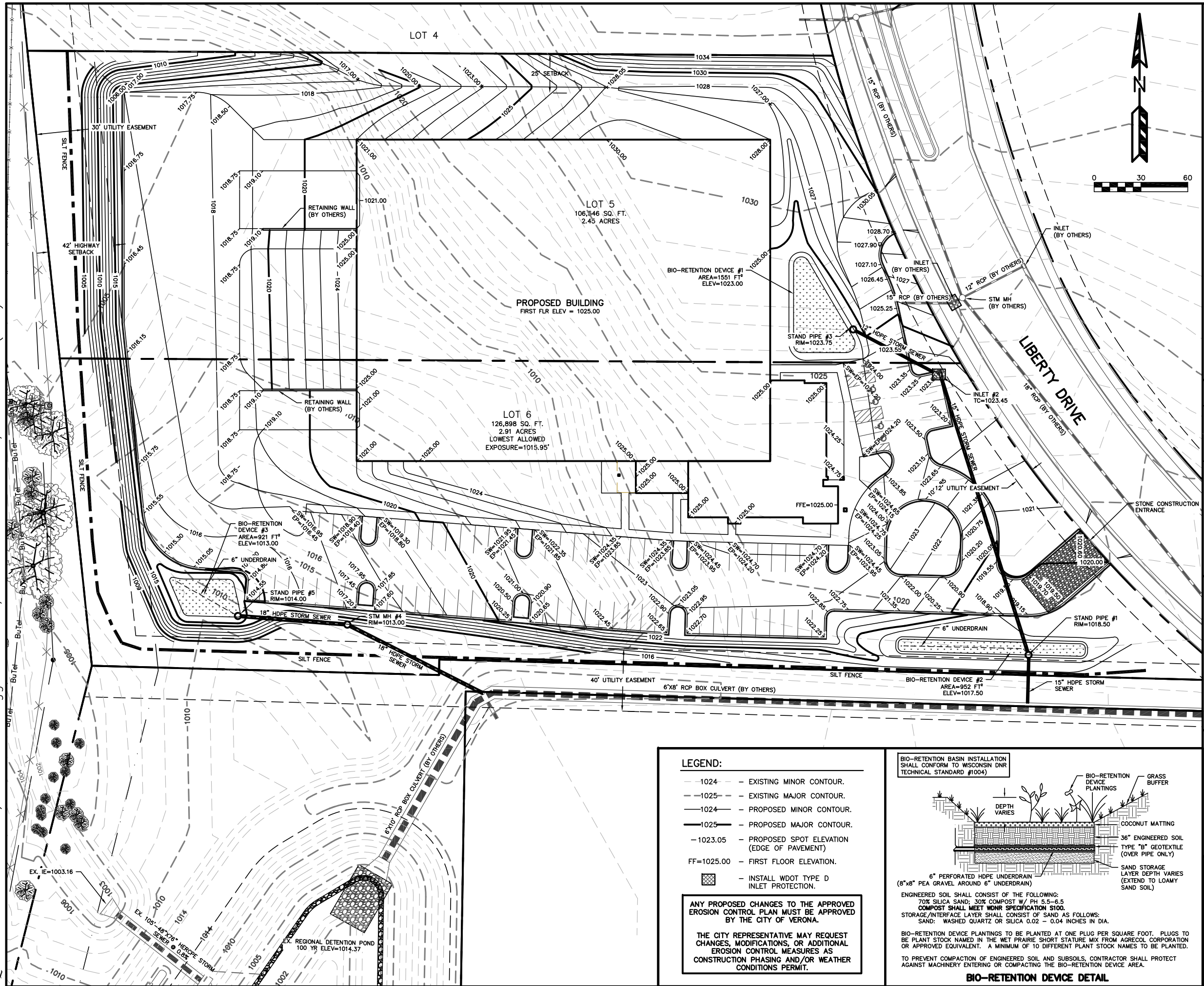
1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

LIBERTY PARTS - LOTS 5-6

SITE PLAN
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THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

PROPOSED INLETS SHALL HAVE WDOT TYPE D INLET PROTECTION INSTALLED. INLET PROTECTION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND BE REMOVED UPON SITE RESTORATION.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

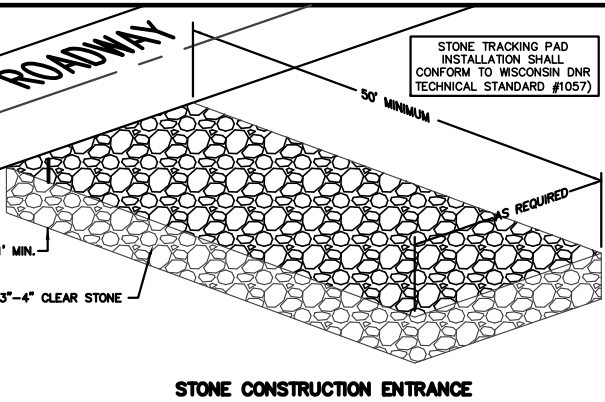
POLYMER SHALL BE APPLIED TO GRADED AREAS THAT ARE NOT RESTORED WITHIN 10 DAYS.
CLASS I, TYPE B EROSION MAT SHALL BE INSTALLED ON ALL SLOPES OF 4:1 H:V AND STEEPER.
ALL DISTURBED AREAS SHALL BE MULCHED WITHIN 60 DAYS OF DISTURBANCE.

JUNE 1, 2016	INSTALL INITIAL EROSION CONTROL DEVICES.
JUNE 1, 2016 – JULY 15, 2017	CONSTRUCT BUILDING AND PARKING LOT.
JULY 15 – 31, 2017	CONSTRUCT RAIN GARDEN AND RESTORE ALL PERVIOUS DISTURBED AREAS.

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, SEED AND MULCH. ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE FERTILIZER EXCEPT NATURAL VEGETATION SHALL NOT BE FERTILIZED. FERTILIZER SHALL BE APPLIED AT THE RATE OF ONE (1) POUND MIXTURE 40 SHALL BE USED ON ALL OTHER DISTURBED AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL MAINTENANCE SHALL BE APPLIED TO ALL FERTILIZED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE. FERTILIZER SHALL BE APPLIED TO ALL DISTURBED AREAS. FERTILIZER SHALL BE APPLIED AT THE RATE OF 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%.

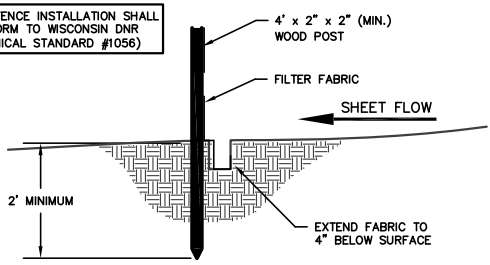
WHALEN INVESTMENTS, LLC
ATTN: DAVE REINKE
5822 WINDSONA CIRCLE
FITCHBURG, WI 53711

QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

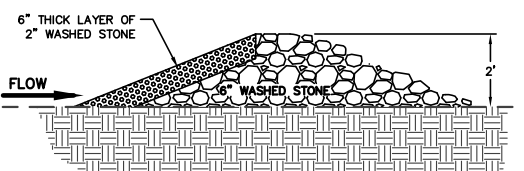


STONE CONSTRUCTION ENTRANCE

SILT FENCE INSTALLATION SHALL
CONFORM TO WISCONSIN DNR
TECHNICAL STANDARD #1056)



SILT FENCE CONSTRUCTION (SHEET FLOW)



ROCK CHECK DAM DETAIL

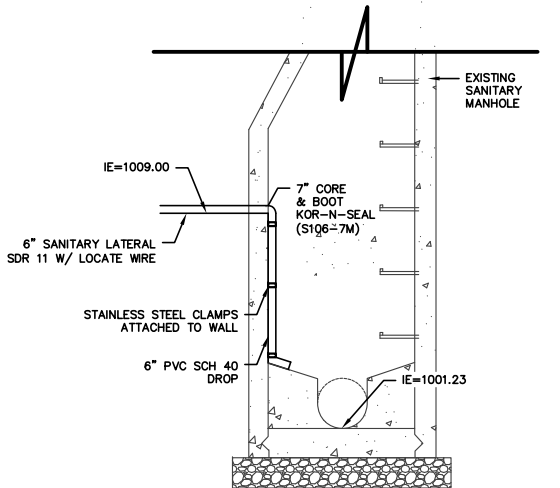
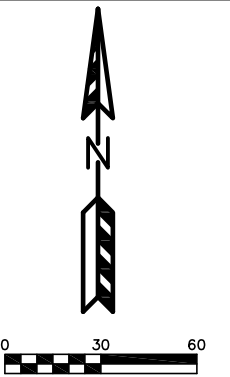
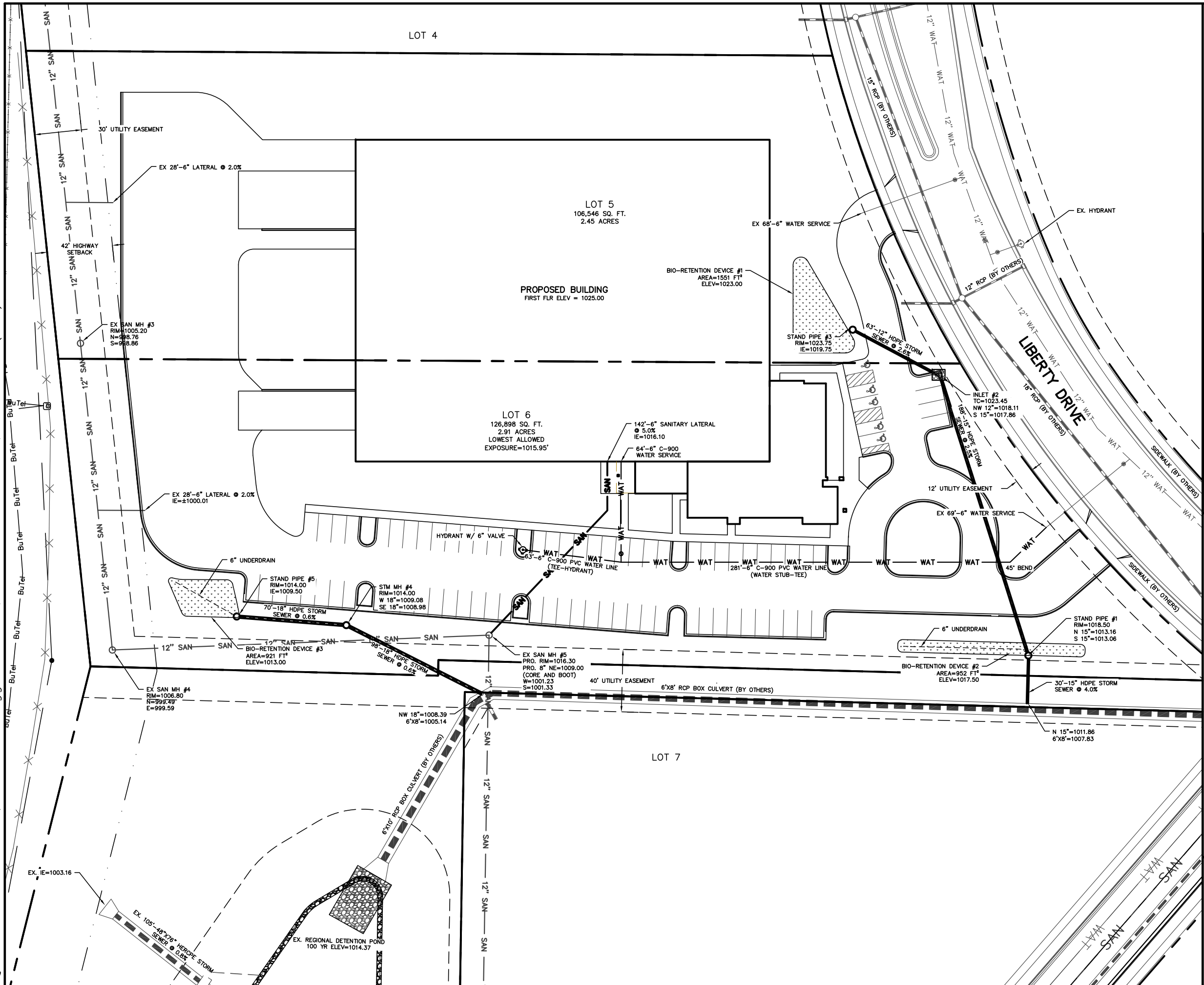
LIBERTY PARTS - LOTS 5-6

GRADING AND EROSION CONTROL PLAN
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DATED: MAY 12, 2016

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EXISTING SANITARY SEWER CONNECTION DETAIL

UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF VERONA AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE NOT SHOWN. ACTUAL LOCATIONS AND DESIGN SHALL BE COMPLETED BY OTHERS.

ALL STORM SEWER SHALL BE ADS INC. N-12 WT IB PIPE.

CONTRACTOR SHALL VERIFY MATERIAL, SIZE, AND INVERT OF SANITARY SEWER, WATER MAIN, AND STORM SEWER CONNECTIONS PRIOR TO BUILDING CONSTRUCTION.

LIBERTY PARTS – LOTS 5-6

UTILITY PLAN

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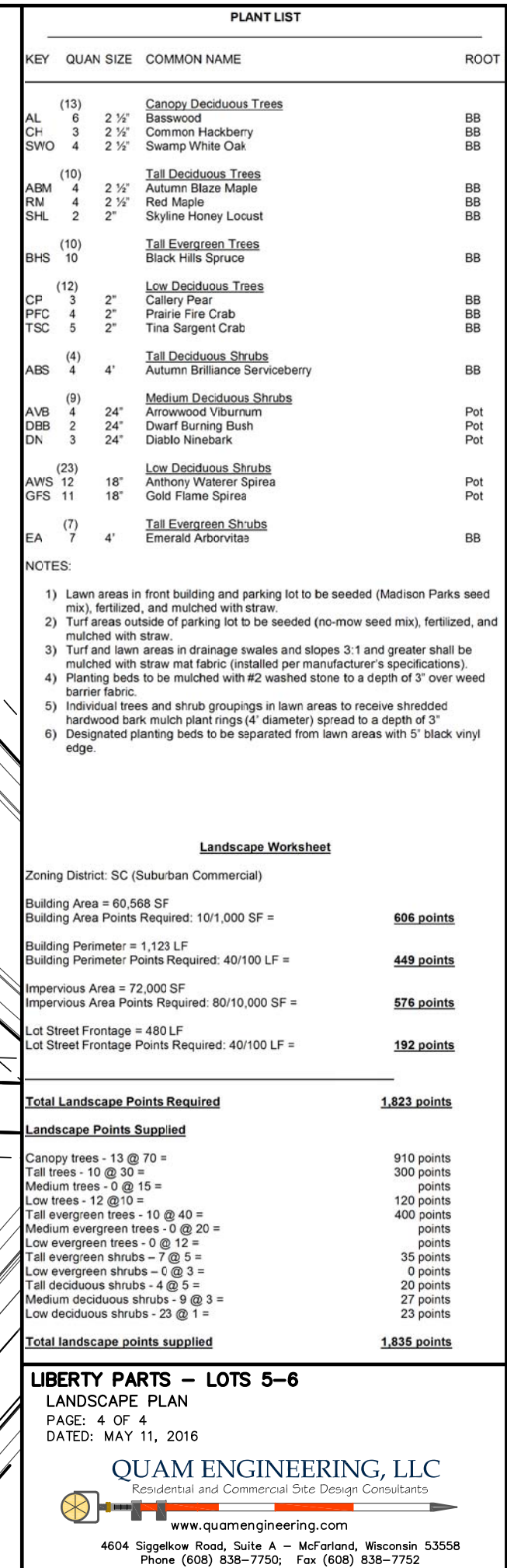
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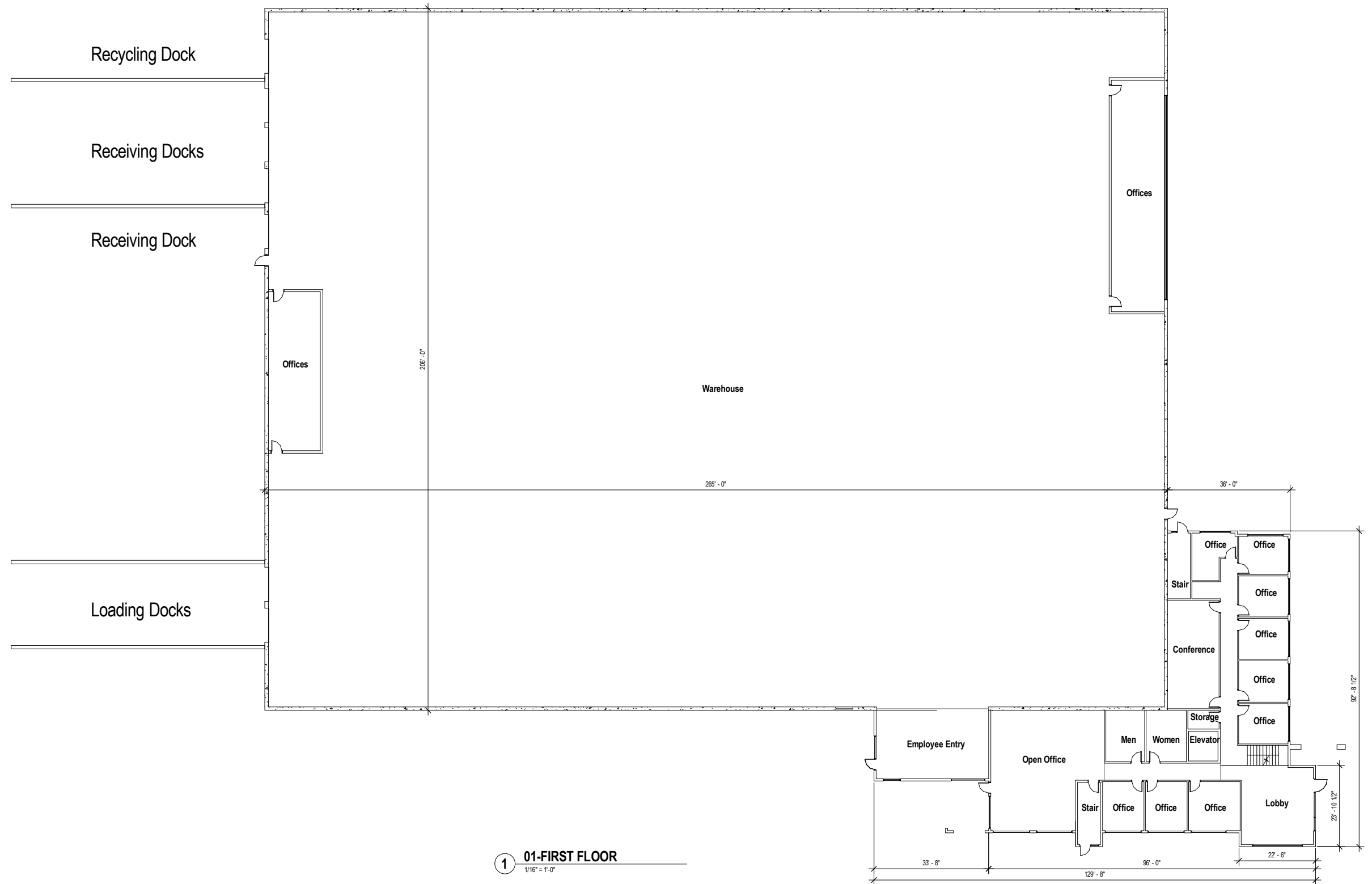
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1 01-FIRST FLOOR
1/16" = 1'-0"



2 01-FIRST FLOOR - Office
1" = 10'-0"



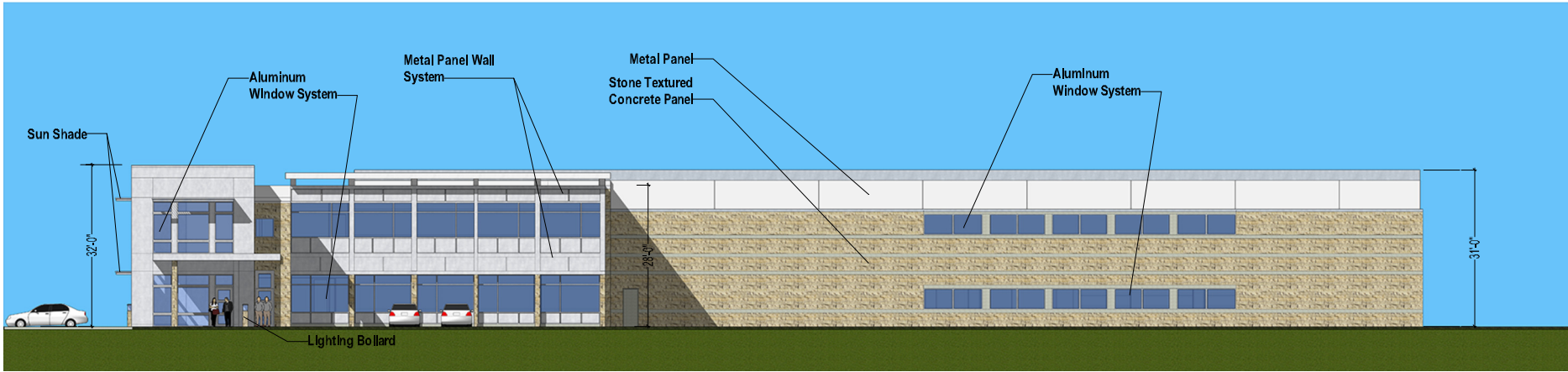
1 02-SECOND FLOOR
1" = 10'-0"



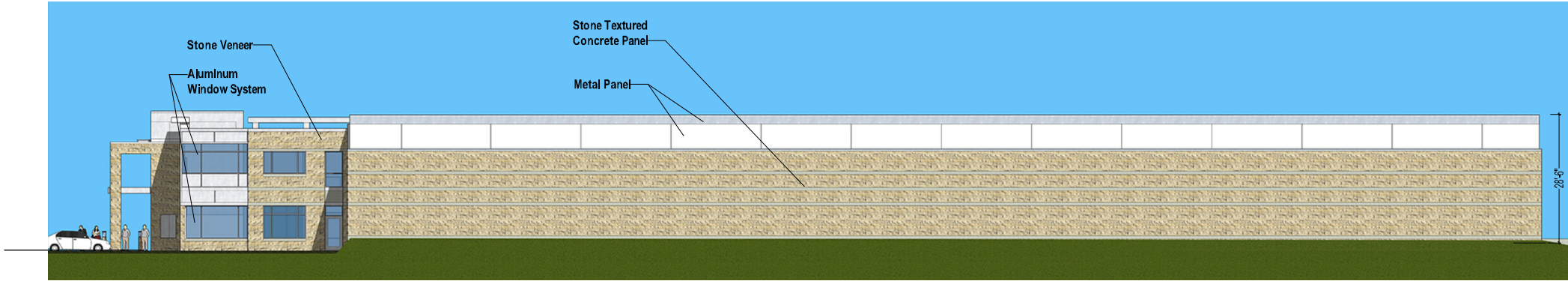
Perspective View to NE



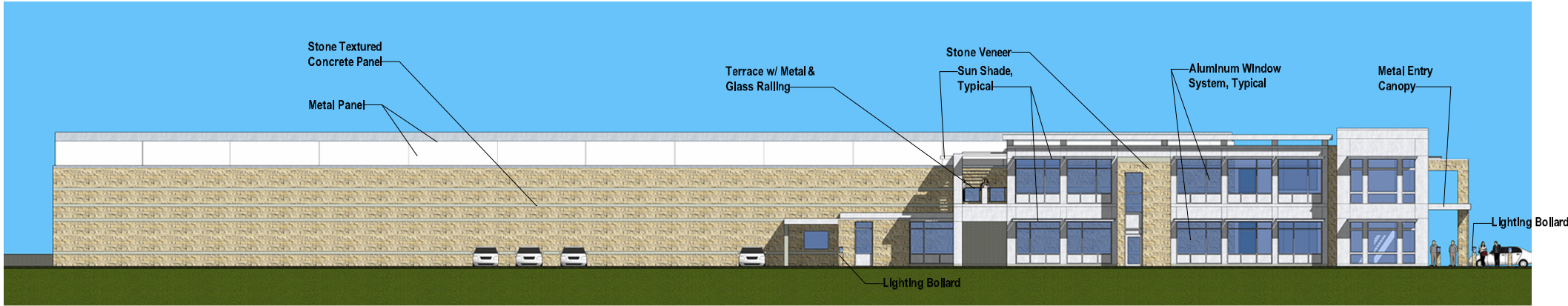
Perspective View to NW



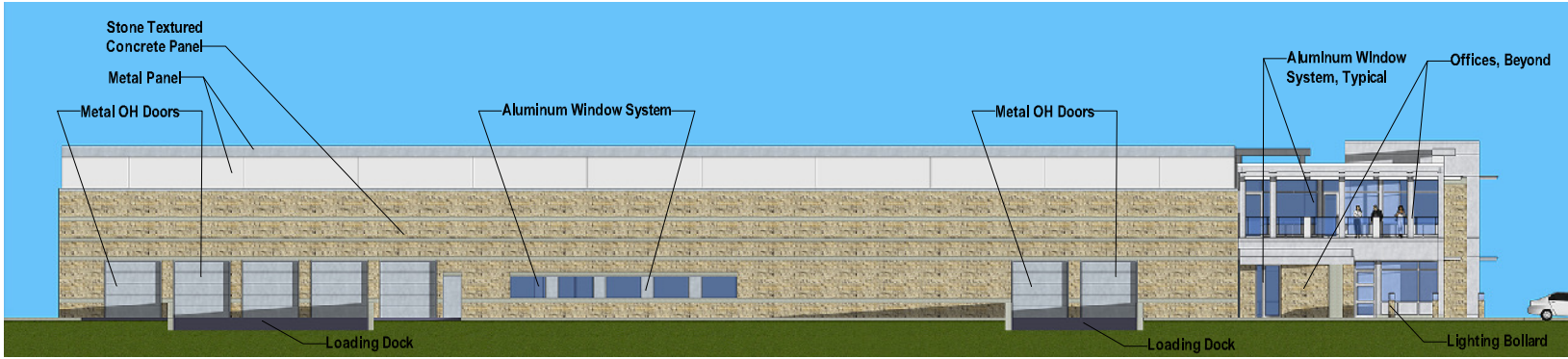
East Elevation



North Elevation



South Elevation



West Elevation



LIBERTY PARTS

Verona, WI
Elevation Views
12 May 2016
15045